058.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,900 / 684,900
					USE VALUE:	684,900 / 684,900
					ASSESSED:	684,900 / 684,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KONSTANINOV VASSIL
Owner 2:	
Owner 3:	
Street 1:	43 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THE EVEN GROUP LLC -
Owner 2:	-
Street 1:	66 CRANBERRY LN
Twn/City:	NEEDHAM
St/Prov:	MA Cntry:
Postal:	02494

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 1267 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	292,500	3,900	388,500	684,900
Total Card	0.103	292,500	3,900	388,500	684,900
Total Parcel	0.103	292,500	3,900	388,500	684,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.78 | /Parcel: 540.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38774
GIS Ref
GIS Ref
Insp Date 09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,500	3900	4,500.	388,500	684,900		Year end	12/23/2021
2021	101	FV	284,400	3900	4,500.	388,500	676,800		Year End Roll	12/10/2020
2020	101	FV	284,400	3900	4,500.	388,500	676,800	676,800	Year End Roll	12/18/2019
2019	101	FV	238,500	3900	4,500.	388,500	630,900	630,900	Year End Roll	1/3/2019
2018	101	FV	238,500	3900	4,500.	260,900	503,300	503,300	Year End Roll	12/20/2017
2017	101	FV	238,500	3900	4,500.	249,800	492,200	492,200	Year End Roll	1/3/2017
2016	101	FV	238,500	3900	4,500.	227,600	470,000	470,000	Year End	1/4/2016
2015	101	FV	225,400	3900	4,500.	183,200	412,500	412,500	Year End Roll	12/11/2014

!4996!

PRINT

Date	Time
12/30/21	01:29:29

LAST REV

Date	Time
10/05/18	11:24:08
apro	
4996	

USER DEFINED

Prior Id # 1:	38774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THE EVEN GROUP	58694-210		3/16/2012	Sub Sale	427,000	No	No		
DOUCETTE ROBERT	57580-456		10/4/2011	Estate/Div	276,000	No	No		
	10407-506		11/21/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2015	1127	Porch	9,498		9/13/2015			Replace framing, p
1/25/2013	121	Manual	1,386	C				
10/6/2011	1257	Redo Bat	21,000	C				REDO KIT & BATH /

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/17/2013	Info Fm Prmt	EMK	Ellen K
5/29/2012	Info Fm Prmt	BR	B Rossignol
1/4/2012	MLS	EMK	Ellen K
5/22/2009	Measured	189	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	11									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99098992
Adj $ / SQ:	180.608
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327875
Depreciation:	35410
Depreciated Total:	292464

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

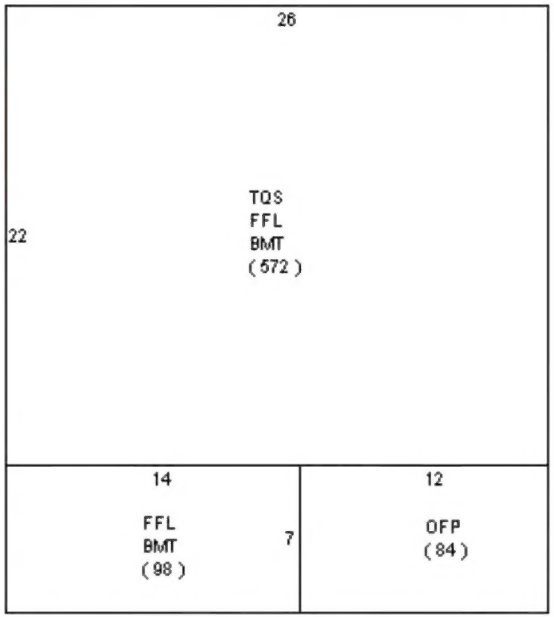
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	180.61
Special Features:	0	Val/Su Net:	157.85
Final Total:	292500	Val/Su SzAd	266.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	670	67.730	45,378
FFL	First Floor	670	180.610	121,007
TQS	3/4 Story	429	180.610	77,481
OFP	Open Porch	84	35.820	3,009

Net Sketched Area:	1,853	Total:	246,875
Size Ad	1099	Gross Area	1996	FinArea	1267
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

058.0-0008-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1921	26.36	T	40	101			3,500			3,500
19	Patio	D	Y	1	12X12	A	AV	1930	4.85	T	40.8	101			400			400

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900